

Introduction

This fact sheet provides detailed information on the base conversion process. Base conversion involves implementing operational base closure, developing a Reuse Plan, screening for potential future recipients of facility parcels, and ultimately disposing of such parcels. Each aspect is interrelated with the environmental restoration at NTC (see Figure 1). The Reuse Plan is affected by the identification of uncontaminated parcels as well as the results of many cleanup studies.

NTC Conversion Process: Property Transfer and Reuse

Navy bases are selected for realignment or closure according to the process outlined in the Defense Authorization Amendments and Base Closure and Realignment Act of 1988 and the Defense Base Closure and Realignment Act of 1990 (BRAC III). In 1993 NTC

was listed for closure and must complete the process by 1999.

NTC base conversion planning is conducted through the implementation of several parallel processes that require teamwork among the following:

- U.S. Navy;
- San Diego City Council, which serves as the Local Redevelopment Authority;
- NTC Reuse Planning Committee, which is advisory to the City Council;
- other local, state, and federal conversion planning organizations; and
- the public.

Figure 1: NTC San Diego Closure Schedule

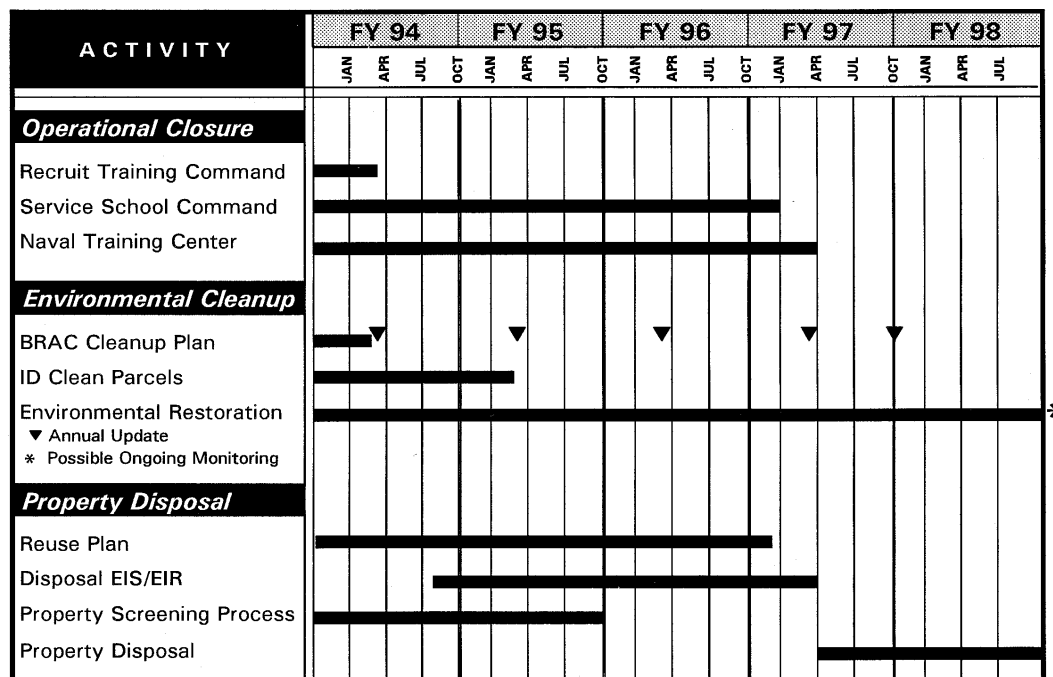


Figure 1 identifies the primary processes and a general timeline for their implementation at NTC. The various processes overlap and at times are interdependent.

Reuse Screening Process for NTC Property

During development of the Reuse Plan, a screening process is used to identify potential recipients of NTC property and must be completed before designating and distributing surplus parcels. The first stage is the Department of Defense (DoD) and federal agency screening, followed by screening for public benefit; state, local, and tribal agencies; and homeless providers.

STAGE 1: DOD/FEDERAL AGENCY SCREENING

DoD and other federal agencies may express interest in obtaining NTC property through a screening process conducted by the Navy's Southwest Division (Naval Facilities Engineering Command). DoD or other federal agencies can request all or any portion of NTC property for their own use. While DoD agencies are not required to pay for the property, other federal agencies must pay fair market value or obtain a waiver from the U.S. Office of Management and Budget. The Secretary of the Navy will make the final decision on all requests for NTC property, but the Local Redevelopment Authority's recommendations weigh heavily in the decision.

A letter initiating the screening process was mailed October 1, 1993, and interested federal agencies had 30 days to submit a letter of interest. Within 30 days, letters of interest had to be followed by a detailed proposal. To date, five proposals from federal agencies have been submitted to the Navy. They are:

1. Department of Justice, US Border Patrol

- Building 557 for a training facility
- Building 569 for continued use as a small arms range

2. Department of Justice, Immigration and Naturalization Service

- Buildings 479 and 480 for a 72-hour holding facility

3. Department of the Interior, US Fish and Wildlife Service

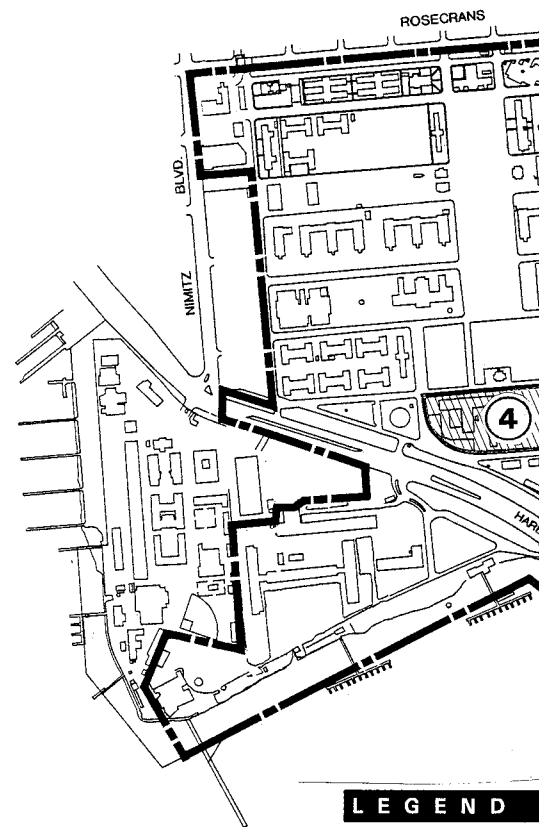
- Existing Least Tern nesting site
- Extension of existing Least Tern nesting site
- Preble Field for additional Least Tern nesting area

4. Department of the Interior, Bureau of Indian Affairs

- 114 buildings and approximately 210 acres for various uses

5. US Postal Service

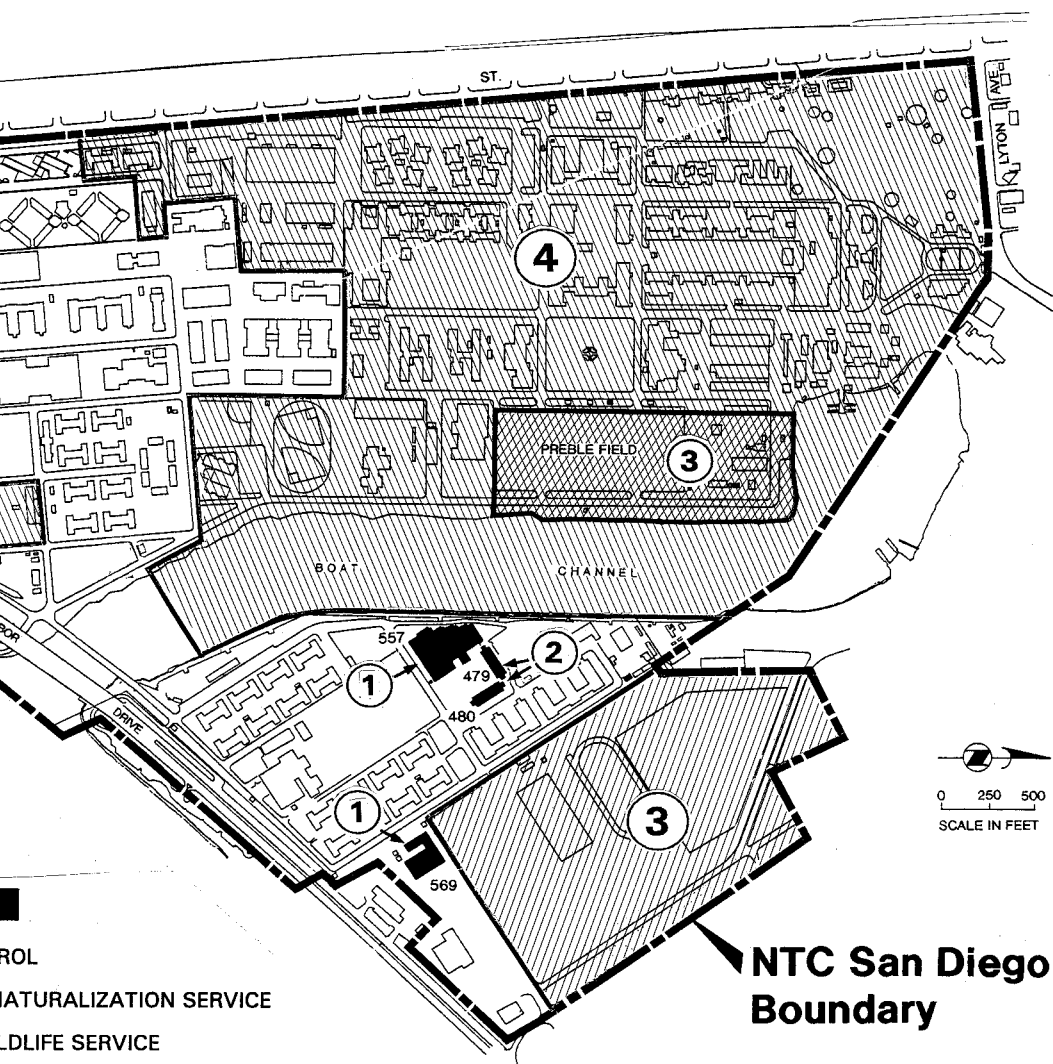
- Site for new Point Loma branch post office (no location specified)



LEGEND

- ① U.S. BORDER PATROL
- ② IMMIGRATION & NATURALIZATION SERVICE
- ③ U.S. FISH AND WILDLIFE SERVICE
- ④ BUREAU OF INDIAN AFFAIRS

On November 6, 1994, the Local Redevelopment Authority recommended a "no at this time" to all requests by federal agencies. When the Secretary of the Navy makes the final decision, the Navy will report surplus property to the Department of Housing and Urban Development (HUD) and the Local Redevelopment Authority and will publish this determination in local publications and the Federal Register. The Federal Register is a document which publishes



Under this Act, interested organizations and agencies can submit a letter of interest to the Local Redevelopment Authority. Letters of interest must be very explicit with regard to needs and proposed plans. The Authority will write a Redevelopment Plan for the intended property and submit the Plan along with the letter of interest to HUD and the Navy. During HUD's review of the homeless assistance component of the plan, it must take into consideration the "predominant views on the plan of the communities in the vicinity of the installation". If disapproved by HUD, the Authority can submit a revised Plan in 90 days.

Upon completion of the screening process, surplus parcels, as identified in the Reuse Plan, will be made available for private sale at fair market value.

It should be noted that screening is only open to eligible agencies. All inquiries regarding qualification for screening should go through Southwest Division's BRAC Program Office.

information on pending legislation. It is at this point that the second stage of screening may begin.

The Local Redevelopment Authority voted on December 5, 1994, to support the inclusion of 500 units of military housing on NTC. By a separate vote, the Authority also authorized the Mayor to seek from the Secretary of the Navy a two-month extension on the declaration of surplus of NTC property. The two-month delay will allow for the footprint for the housing to be developed. The second stage of the screening process will be on hold

until the declaration of surplus is made.

STAGE 2: OTHER SCREENING

A recent change in legislation has combined screening for all other eligible agencies into one process. The second stage includes screening for public benefit; state, local, and tribal agencies; and homeless providers. It will take place under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994.

The reuse planning process will proceed concurrently with the screening process. The NTC Reuse Planning Committee will be continually updated on the screening and will use the information during the planning process. The Local Redevelopment Authority will make its recommendations on all requests by public benefit; state, local, and tribal agencies; and homeless providers.

Operational Base Closure

Recent Department of Defense budget cutbacks have prompted bases already listed for closure to shut down operations as early as possible. The Recruit Training Command, a major operation at NTC, was closed in March 1994. The Service School Command, another large command, is scheduled to close by mid-1997. Navy bases usually have a number of tenants, both military

and nonmilitary, and those at NTC must now relocate. Today, approximately 120 buildings have been closed and some schools and tenant commands have already moved to other locations. Although NTC is not required to close until 1999, the Navy feels it can meet BRAC requirements early and has established a goal to close all operations by mid-1997.

Property Reuse Planning

In order to facilitate the reuse planning process at NTC, the Local Redevelopment Authority will develop a Reuse Plan. Reuse planning will require an Environmental Impact Statement (EIS) to comply with the National Environmental Policy Act (NEPA) and an Environmental Impact Report (EIR) to comply with the California Environmental Quality Act (CEQA). Public input will be sought throughout the planning process.

Reuse Plan

The Local Redevelopment Authority (Authority) for NTC is the San Diego City Council. The Authority will receive applications requesting NTC property. The Mayor of San Diego has appointed (and chairs) a 26-member Reuse Planning Committee to guide the reuse planning process. The Reuse Planning Committee will provide a focal point for identifying issues, establishing goals, and making recommendations to the Authority regarding desired uses for NTC property. Based on these recommendations, the Authority will develop the Reuse Plan for NTC.

EIS/EIR

The U.S. Navy is responsible for NEPA compliance by writing an EIS and the City of San Diego is responsible for CEQA compliance by writing an

EIR. Two basic purposes of NEPA are to foster informed decision making and to include the public in the federal decision-making process. CEQA requires state and local agencies to consider and disclose environmental implications of their actions. It also requires that significant adverse environmental impacts be avoided whenever feasible. A Memorandum of Understanding was negotiated between the Navy and the City to provide a joint EIS/EIR which will reduce redundancy and enhance coordination between the two agencies. The EIS/EIR process will be based on specific land-use recommendations being developed for the Reuse Plan.

Public Participation

The schedule for development of the joint EIS/EIR will be linked to the development of the draft and final Reuse Plan. The EIS/EIR will be based on information in the draft Reuse Plan and input received during the public scoping process. The purpose of the scoping process is to receive public input early to help define issues to be addressed in the EIS/EIR. Once the draft Reuse Plan is complete it will be available for public review for 45 days. Further opportunity for public participation occurs after release of the final EIS/EIR with a 30-day review period.

Environmental Cleanup

The environmental restoration (cleanup) programs include developing and implementing two documents:

- a BRAC Cleanup Plan; and
- a Comprehensive and Community Environmental Response Facilitation Act (CERFA) Environmental Baseline Survey Report

The BRAC Cleanup Plan summarizes the status, strategies, and action items of NTC's environmental programs that support the cleanup of NTC in preparation for property transfer and reuse. It is a dynamic document that will be updated annually. The CERFA Report identifies uncontaminated parcels and provides baseline data for the BRAC Cleanup Plan. The cleanup programs are ongoing and will be updated in future fact sheets.

Glossary of Terms

Authority	Local Redevelopment Authority
BRAC	Base Realignment and Closure
CEQA	California Environmental Quality Act
CERFA	Community Environmental Response Facilitation Act
DoD	Department of Defense
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
HUD	Department of Housing and Urban Development
NEPA	National Environmental Policy Act
NTC	Naval Training Center

Information Repositories

Information Repositories for NTC's environmental cleanup program have been established at two locations in the area so that the local community will have an opportunity to review project documents and reports.

San Diego Library

Point Loma Branch
2130 Poinsettia Drive
San Diego, CA
(619) 531-1539

Located at Front Desk

** this is an abbreviated information repository.*

Hours: Mon & Wed: 12 Noon - 8:00 p.m.

Tues, Thurs, Fri, Sat: 9:30 a.m. - 5:30 p.m.

Sun: 1:00 p.m. - 5:00 p.m.

San Diego City Library

Central Library
820 "E" Street
San Diego, CA
(619) 236-5800

Science and Industry Desk

Hours: Mon - Thurs: 10:00 a.m. - 9:00 p.m.

Fri, Sat: 9:30 a.m. - 5:30 p.m.

Sun: 1:00 p.m. - 5:00 p.m.

For More Information

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